

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Fallbrook 4th Addition Final Plat No. 02034

DATE: October 17, 2002

SCHEDULED PLANNING COMMISSION MEETING:

DATE: October 30, 2002

PROPOSAL: A final plat consisting of 26 lots and 9 outlots.

LAND AREA: 6.14 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat and special permit.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1-9, Block 12, Lots 1 and 2, Block 13, Lots 1-15, Block 11, Outlots O, R, T, H, J, M and N, all of Fallbrook Addition and a portion of the vacated Nighthawk Road right-of-way.

LOCATION: Generally located at NW 6th and Nighthawk Road.

APPLICANT: James P. Abel
NEBCO
1615 Y Street
Lincoln, NE 68508
(402)434-1212

OWNER: Same

CONTACT: Michael Johnson
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508

EXISTING ZONING: R-3, residential, and B-2, Planned Neighborhood Business District.

EXISTING LAND USE: Residential and undeveloped.

SURROUNDING LAND USE AND ZONING:

North: Residential, undeveloped
South: Undeveloped

R-3, Residential
B-2, Planned Neighborhood Business

East: Residential, undeveloped R-3
West: Undeveloped R-3

HISTORY: On **August 19, 2002** City Council approved Special Permit #1808B to revise the new urbanism area as shown in the current final plat.

On **June 25, 2001**, City Council approved Special Permit #1808A to revise the town home area and add two lots for a total of 316 maximum allowed dwelling units.

On **January 24, 2000**, City Council adopted Change of Zone #3202 to change the zone from AG to R-3, O-3 and B-2.

On **January 24, 2000**, City Council adopted the Fallbrook Special Permit #1808, Use Permit #124 and Preliminary Plat #99023 to allow 314 dwelling units on the property legally described as the above. Front, side and rear yard setbacks were waived by City Council.

The area was zoned A-A, Rural and Public Use District until it was changed to AG, Agriculture during the 1979 update.

TRAFFIC ANALYSIS: NW 6th and Blue Sage Road are local streets.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat and special permit.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Bonds have been accepted for the completion of sidewalks, alley paving, street name signs, permanent monuments, street trees and landscape screen.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

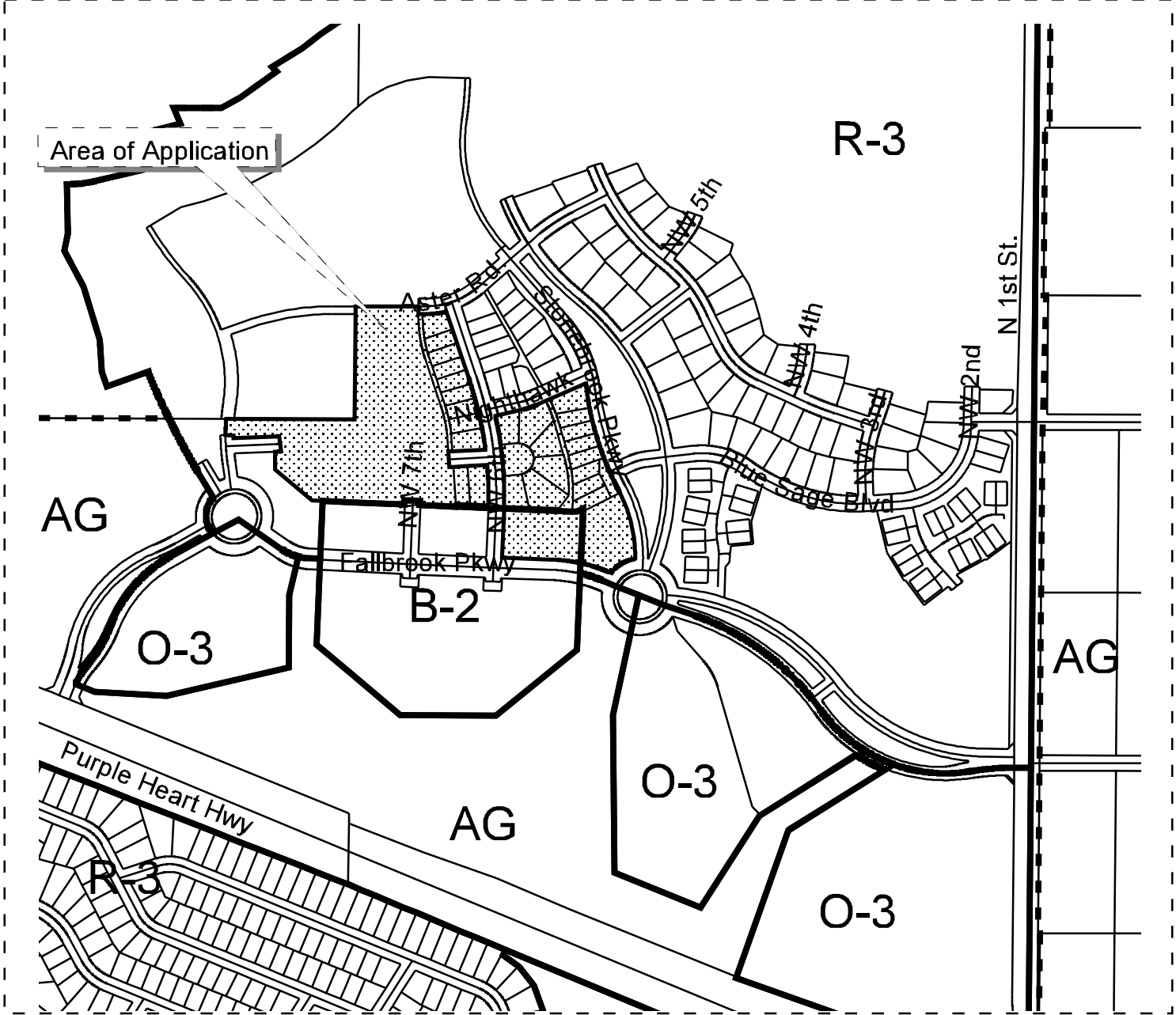
Prepared by:

Becky Horner
Planner



Final Plat #02034
Fallbrook
Hwy 34 & N. 1st



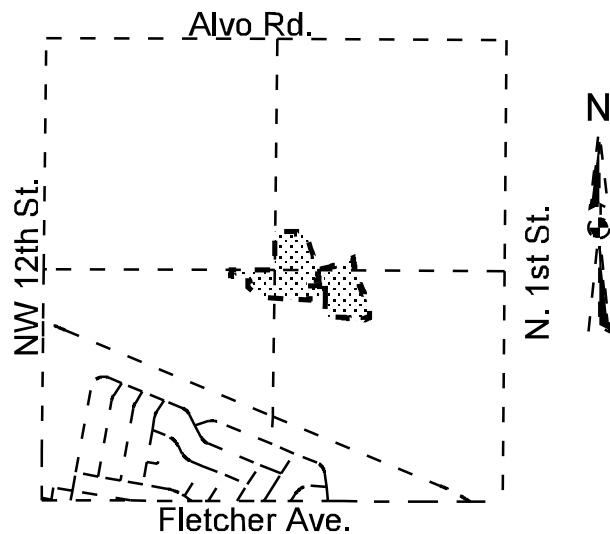
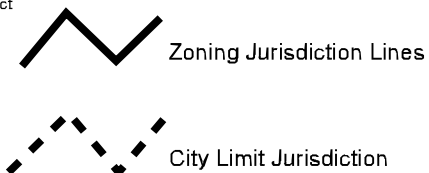


Final Plat #02034 Fallbrook Hwy 34 & N. 1st

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

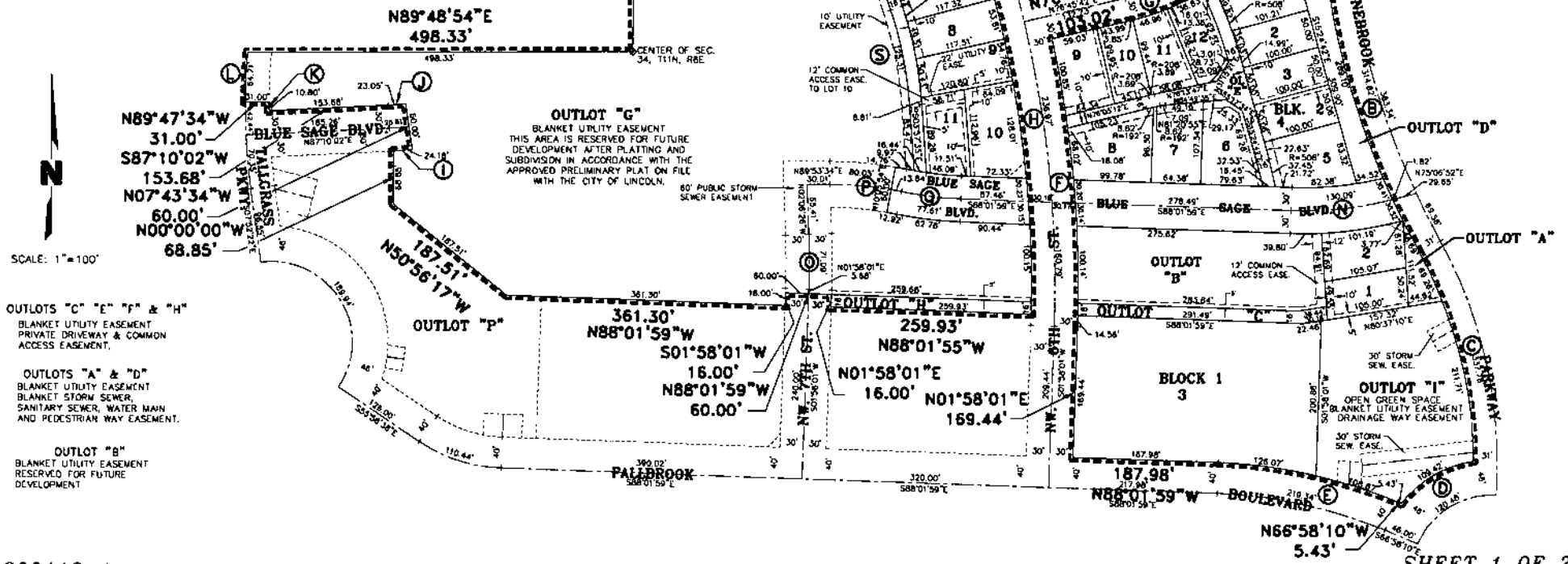
One Square Mile
Sec. 34 T11N R6E



THIS PLAT BASED UPON PRELIMINARY PLAT
NO. 99023 FOR FALLBROOK ADDITION

CURVE DATA

A $\Delta = 3'38''11''$ R=469.00 L=29.77 T=14.89 C=29.76 CB=S08°35'27"E	E $\Delta = 2'10'3''48''$ R=640.00 L=235.28 T=118.98 C=233.96 CB=N77°30'04"W	I $\Delta = 4'11'59''$ R=330.00 L=24.19 T=12.10 C=24.18 CB=N84°22'25"E	M $\Delta = 13'22'37''$ R=330.00 L=77.05 T=38.70 C=76.87 CB=N83°18'43"E	P $\Delta = 11'58'05''$ R=450.00 L=94.00 T=47.17 C=93.83 CB=S84°07'23"E
B $\Delta = 22'06'01''$ R=1031.00 L=397.68 T=201.34 C=395.22 CB=S1°74'9''22"E	F $\Delta = 14'04'55''$ R=1530.00 L=376.04 T=188.97 C=375.09 CB=N05°04'26"W	J $\Delta = 4'53'36''$ R=270.00 L=23.06 T=11.54 C=23.05 CB=S84°43'14"W	N $\Delta = 16'51'10''$ R=450.00 L=132.36 T=66.66 C=131.88 CB=N83°32'27"E	Q $\Delta = 9'53'38''$ R=450.00 L=77.71 T=38.95 C=77.61 CB=S83°05'10"E
C $\Delta = 28'25'19''$ R=569.00 L=282.26 T=144.10 C=279.37 CB=S14°39'43"E	G $\Delta = 11'08'53''$ R=330.00 L=64.21 T=32.21 C=64.11 CB=N71°11'15"E	K $\Delta = 0'48'16''$ R=769.00 L=10.80 T=5.40 C=10.80 CB=N00°11'42"W	O $\Delta = 4'04'27''$ R=1000.00 L=71.11 T=35.57 C=71.09 CB=N00°04'12"W	R $\Delta = 18'35'34''$ R=508.00 L=164.85 T=83.16 C=164.13 CB=S09°17'46"E
D $\Delta = 42'46'55''$ R=150.00 L=112.00 T=58.76 C=109.42 CB=S59°53'15"W	H $\Delta = 19'59'31''$ R=1470.00 L=512.92 T=259.10 C=510.32 CB=S08°35'47"E	L $\Delta = 4'38'10''$ R=800.00 L=64.73 T=32.38 C=64.71 CB=N02°31'31"E	Q $\Delta = 9'53'38''$ R=492.00 L=77.71 T=38.95 C=77.61 CB=S83°05'10"E	S $\Delta = 14'37'57''$ R=125.65 L=63.17 T=125.31 C=125.31 CB=S11°16'34"E





OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

26 June 2002

Mr. Kent Morgan
Inter Planning Director
Planning Department
County-City Building
555 South 10th Street
Lincoln, Nebraska 68508

Re: Fallbrook 4th Addition
Final Plat
OA Project No. 2-2001-0577.3-11-502

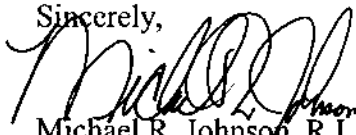
Dear Kent:

Enclosed are 12 prints of the above referenced Final Plat, a check in the amount of \$480.00 for the application fee, the completed application form, and one set of prints reduced to 8½ x 11. The proposed plat is generally located at Northwest 6th Street and Nighthawk Road, located in Section 34, T11N, R6E, and more particularly described in the Surveyor's Certificate. The tax status form is being prepared by the City Treasurer and an ownership certificate is being prepared by Capitol Title Services.

The proposed plat consists of 38 lots and 9 outlots. The Owner and Developer of this property is Mr. James P. Abel, President of NEBCO Inc., 1815 Y Street, Lincoln, Nebraska 68508, Phone number (402)434-1212. The contact person from NEBCO Inc. is Mr. Matt Harris. NEBCO Inc. is the Owner and Developer of the un-sold lots and outlots of Fallbrook Addition through 3rd Addition. A request for Petition to Vacate public way for a portion of Nighthawk Road was submitted to the City Clerk on 20 June 2002.

Please contact me if you have any questions or require additional information.

Sincerely,


Michael R. Johnson, R.L.S.

Encls.

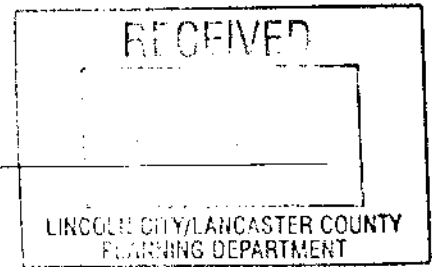
cc: Matt Harris

RECEIVED

JUN 27 2002

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Memorandum



To: Tom Cajka, Planning Dept.

From: ^{CS} Bruce Briney, Public Works and Utilities

Subject: Final Plat #02034
Fallbrook 4th Addition
(4th revised letter to reduce bond for paving of private alleys)

Date: August 26, 2002

cc: Nicole Fleck-Tooze
Randy Hoskins
Nick McElvain
Mark Bauer

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Final Plat for Fallbrook 4th Addition located approximately at Northwest 6th Street and Blue Sage Boulevard. Public Works has the following comments:

- Storm Sewer - The storm sewer system approved with the preliminary plat is satisfactory. An estimate of \$22,000 has been calculated in conjunction with a proposed executive order for the cost of the construction of the storm sewers within this addition.
- Street Paving - The street paving approved with the preliminary plat is satisfactory. An estimate of \$64,800 has been calculated in conjunction with a proposed executive order for the cost of the construction of the street paving within this addition.
- Private Alley Paving - The private alley paving approved with the preliminary plat is satisfactory. An estimate of \$9,600 has been calculated in conjunction with a proposed executive order for the cost of the construction of the private alley paving within this addition.
- Water Mains - The water mains approved with the preliminary plat are satisfactory. An estimate of \$22,000 has been calculated in conjunction with a proposed executive order for the cost of the construction of the water mains within this addition.
- Sanitary Sewers - The sanitary sewer system approved with the preliminary plat is satisfactory. An estimate of \$44,200 has been calculated in conjunction with a proposed executive order for the cost of the construction of the sanitary sewers within this addition.

- Ornamental Lighting - A \$7,300 bond should be required for the installation of the ornamental lighting within this addition.
- Sidewalks - A \$50,400 bond should be required for the construction of the sidewalks within this addition.
- Survey Markers - A \$2850 bond should be required to guarantee the placement of the permanent survey markers within this addition as required in the Surveyor's Certificate where temporary markers have been placed or provided the Surveyor's Certificate is signed and sealed that the permanent survey markers have been found or set on all boundary corners, street intersections, block corners, points of tangency and curvature and all lot corners have been placed, a staking bond will not be required.
- Street Signs - A \$230 bond should be required for the installation of street signs within this addition.

The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.